

**2702, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2243796**



**\$469,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 742 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                          |                   |                 |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                                                                 | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                                           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                        | <b>Condo Fee:</b> | \$ 654          |
| <b>Basement:</b>   | -                                                                                                        | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone                                                                                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                        | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |                   |                 |

**Inclusions:** None

Experience elevated living in this spectacular 2-bedroom, 2-bathroom corner unit located on the 27th floor of The Guardian—Calgary’s tallest residential tower. Perfectly positioned in the vibrant and historic community of Victoria Park, you’re just steps from the Saddledome, Stampede Park, Studio Bell, the new Central Library, and the best of downtown living. This luxury condo offers unbeatable panoramic views of downtown Calgary, the Bow River, East Village, and Stampede Park through floor-to-ceiling windows that flood the space with natural light. The open-concept living and dining area is perfect for entertaining, while the custom Italian Armony Cucine kitchen showcases sleek quartz countertops, a full-height glass backsplash, and high-end stainless-steel appliances. The dreamy primary suite features custom-built-in closets, stunning city and river views, and a spa-like 4-piece ensuite. A custom-built-in second spacious bedroom, full guest bathroom, and in-suite laundry complete the thoughtfully designed layout. Additional highlights include luxury finishings throughout, an oversized balcony, titled underground parking, and a separate storage locker. Residents enjoy access to exceptional amenities: a fully equipped fitness facility, yoga studio, social lounge with outdoor terrace, workshop, and the peace of mind of full-time concierge and security. Whether you’re a professional, an investor, or someone who appreciates style and convenience, this is downtown Calgary living at its absolute finest.